



Senate

General Assembly

February Session, 2004

File No. 127

Senate Bill No. 481

Senate, March 17, 2004

The Committee on Insurance and Real Estate reported through SEN. CRISCO of the 17th Dist., Chairperson of the Committee on the part of the Senate, that the bill ought to pass.

AN ACT CONCERNING PSYCHOLOGICALLY IMPACTED REAL ESTATE.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 20-329cc of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2004*):

3 As used in sections 20-329cc to 20-329ff, inclusive, "psychologically
4 impacted" means the effect of certain circumstances surrounding real
5 estate which [includes, but is not limited to: (1) The fact that an
6 occupant of real property is, or was at any time suspected to be,
7 infected or has been infected with the human immunodeficiency
8 syndrome, as defined in section 19a-581; or (2)] include, but are not
9 limited to, the fact that the property was at any time suspected to have
10 been the site of a homicide, other felony or a suicide.

This act shall take effect as follows:

Section 1	October 1, 2004
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INS *Joint Favorable*

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either House thereof for any purpose:

OFA Fiscal Note

State Impact: None

Municipal Impact: None

Explanation

The bill limits the definition of psychologically impacted real estate and has no fiscal impact.

OLR Bill Analysis

SB 481

AN ACT CONCERNING PSYCHOLOGICALLY IMPACTED REAL ESTATE**SUMMARY:**

This bill limits the definition of psychologically impacted real estate, by eliminating as a circumstance that would have a psychological impact on a purchaser or renter of property the fact that someone lives or lived at the property who has, was at any time suspected to have, or had HIV (human immunodeficiency virus). As under current law, property is psychologically impacted if it was thought to have been the site of a homicide, other felony, or suicide. The law does not require disclosure that property is psychologically impacted, but a purchaser or renter may ask if the property was the site of a homicide, other felony, or suicide.

EFFECTIVE DATE: October 1, 2004

COMMITTEE ACTION

Insurance and Real Estate Committee

Joint Favorable Report

Yea 9 Nay 7